



Rosedale Road, Stoneleigh

The **PERSONAL** Agent

# Offers In Excess Of £750,000 Freehold

- Substantial Four Bedroom Semi Detached
- Three Reception Rooms
- Converted Loft
- Generous Rear Garden
- Sought After Residential Location
- Moments Walk From Stoneleigh Train Station
- Integral Garage
- Flexible Second Kitchen and Utility/Sun Room
- Off Street Parking

Set within a highly sought-after residential road, just a short walk from Stoneleigh railway station and Stoneleigh Broadway, this substantial four bedroom semi detached family home offers almost 2,000 sq. ft. of versatile accommodation. Perfectly positioned for commuters and families alike, the property enjoys easy access to excellent transport links, a wide range of local shops, cafés and everyday amenities, while providing an exciting opportunity to modernise and create a truly exceptional home.

The property opens into a welcoming entrance hall, leading to three generous reception rooms that offer excellent flexibility for modern family life. To the front, the elegant reception room is enhanced by a beautiful curved bay window, creating a bright and inviting living space, while the separate dining room is perfect for family meals and entertaining. To the rear, the sitting room provides a cosy retreat with views over the garden.

The ground floor also benefits from two kitchen areas, making the layout ideal for larger families, those seeking flexible living



arrangements or anyone looking to reconfigure the space to suit their own needs. A spacious utility/sun room spans the rear of the property, flooding the home with natural light and providing direct access to the garden. A convenient downstairs cloakroom and integral garage complete the ground floor accommodation.

Upstairs, the first floor offers three well proportioned bedrooms, including two generous doubles, alongside a family bathroom and separate WC. A staircase continues to the second floor where an impressive loft conversion provides a spacious fourth bedroom measuring over 17ft, equally suited as a principal bedroom, guest suite or home office.

Outside, the property benefits from an integral garage, off street parking and a generous rear garden, offering plenty of space for children to play, outdoor entertaining and excellent potential to extend further, subject to the necessary planning permissions.

Offering nearly 2,000 sq. ft. of adaptable accommodation, a

wealth of character and significant scope to update and enhance, this is a rare opportunity to acquire a substantial semi-detached family home in one of Stoneleigh's most sought after locations, just minutes from the station and Broadway.

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Tenure- Freehold  
Council tax band- F



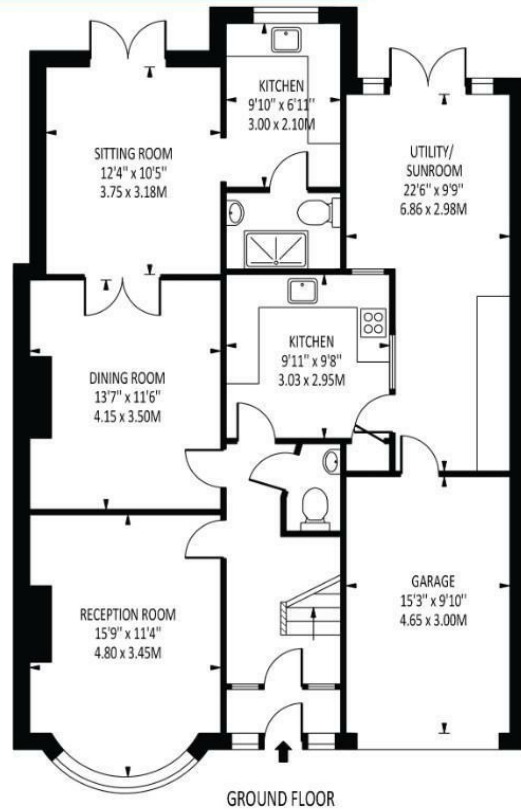


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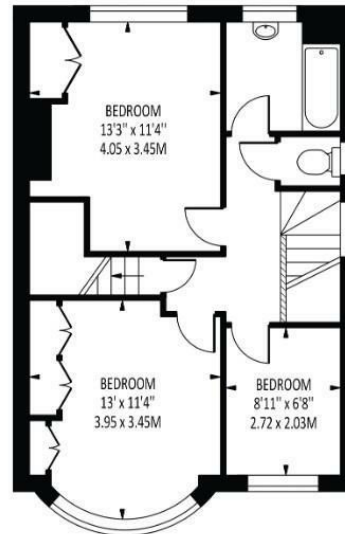


## Rosedale Road

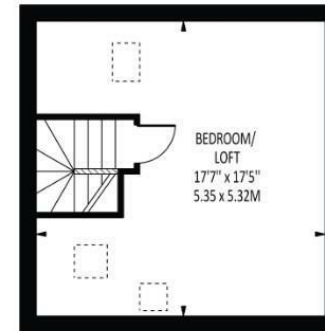
Total Area: 1993 SQ FT • 185.17 SQ M  
(Including Garage)  
Garage Area : 150 SQ FT • 13.95 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           |                            |
| (81-91) <b>B</b>                            |           | <b>84</b>                  |
| (69-80) <b>C</b>                            | <b>69</b> |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

